

TOWN LANDS AND CONSERVATION COMMISSION

(Commission)

Town of Cumberland

290 Tuttle Road

Cumberland, ME 04021

Date: June 9, 2023

(* = Chair; + = liaison TC; ++=Code enforcement officer; ^(T) = trails SC; ^(F) = forest SC)

Chris Bolduc (abs); Bill Longley ++; Mark Segrist (abs)+; Tig Filson+

To: Members:

David Cowan (abs)

Pete Wilson

^(F) Melissa Cott

^(T) Shaun Breton

Denny Gallaudet

David Young (abs)

^(F) John Leavitt

^(T) Paige Diamant

Ellen Hoffman

^(F) *Gordon Lichter

^(T) Stephen Fitzgerald

John Jensenius ^{vice*}

^(F) Todd Ontl

^(T) David Grimm

Riva Krut

^(F) Linda Putnam

^(T) *John Jensenius ✓

*Mike Schwindt

^(F) Sally Stockwell

^(T) Walker Newell

Joshua Steirman

^(T) Adam Orellana

George Turner

^(T) Brian Stearns

^(T) Don Stowell

Sustainability Subcommittee

Sukie Curtis, Jesse Lamarre-Vincent ✓, Denny Gallaudet, Riva Krut, Meddy Smith, Dave Witherill

Invasives Subcommittee:

Ellen Hoffman, John Jensenius, Mike Schwindt

Farmland Subcommittee:

John Jensenius, Mike Schwindt, Bill Shane, Bob Vail, David Young

Note: Only members of the Commission and voting members of the subcommittees need attend. “✓” indicates subcommittee member attended Commission meeting.

From: Ellen Hoffman

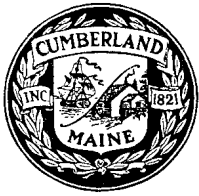
Re: Meeting June 7, 2023

- May minutes were approved as written.
- Town Council report (Tig)
 - Jesse and Mike’s presentation to the Town Council regarding the Community Orchard went well. Tig has received lots of positive feedback. Council voted 5-1-1 to approve setting aside the land next to the salt shed/compost pad to be used as a Community Orchard.
 - Elections next week (June 13). Could result in a reshuffling of liaison to LCC. Tig would like to make sure that the new councilor be brought up to speed re: LCC activities.
- Bill Report (Bill – summarized from printout)
 - During the month of May 2023, Bill’s office issued 39 permits for new buildings such as for pools, sheds, decks, houses, condos, barns, additions, renovations, commercial and solar installations.
 - Approved projects under construction:
 - Oceanview phase 1 (Tuttle Rd) – completed or under construction 53 permits have been issues to date. All lots are committed in phase 1



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- Oceanview phase 2- 5/52 permits have been issued; power out to Greely Rd
 - Christmas Creek – Vining Way – 19 of 20 are completed
 - Orchard Road – Cortland Court – 7 of 10 building permits issued as of this date
 - Blanchard Oaks – Peaceful Way - 12 of 13 occupied
 - Snowy Owl off Old Gray Road –10 Units (5 duplexes) approved; pre-con and tree cutting
 - The Mark off Route One– 45 units approved; site work blasting complete
 - Ross Estates off Blanchard Road Ext.-3 Units approved
 - Yarmouth Vet at Heritage Village – working on blasting permits
 - The Grange at Longwoods-Building permit issued; work has started
 - White Rock off Skyview Drive – 55 units of senior housing awaiting MSHA
 - Lot split of existing subdivision by amendment at 104 Foreside Road
 - LGC Solar Field as approved in May with conditions
- It was stressed that Ross Estates is to offer the conservation land as a gift to the Town Council for its consideration.
 - Planning Board meeting scheduled for June 20, 2023 at 7pm:
 - Public Hearing for sketch plan for 72 units (36 will be “affordable”) in Chase Pit at 77 Blackstrap Road with public water from the Portland Water District extended from the West Cumberland Fire Station. Affordable being around \$400,000.
 - Public Hearing to add new definition for “Agritourism” and to add use to Rural Residential Zones.
 - Future Planning Board items:
 - Rusty Lantern- Food Mart and new bank at Gray Road
 - Town antenna and carrier cell towers off Range Road and Blackstrap Road.
 - Heat pump, solar, car charger permits (2022)
 - Heat pumps (homes) issued calendar YTD = 206
 - Solar issued calendar YTD = 055
 - Car chargers issued calendar YTD = 009
 - Heat pump, solar, car charger permits (through April 24th 2023)
 - Heat pumps (homes) issued calendar YTD = 058
 - Solar issued calendar YTD = 017
 - Car chargers issued calendar YTD = 007
 - Denny mentioned that the town is meeting its heat pump goals. Most are using heat pumps for air conditioning.

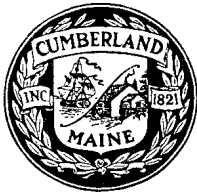


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Heat Pumps and Generator Reports for LCC

15 May 23

ELECT#	DATE ISSUED	OWNER	LOCATION	Text18	Text19	ESTIMATED FEE	
23-163	05-May-23	MITCHELL CHRISTOPHER & BRIGETTE	35 FULLER ROAD	Craig Beardsley	1 Heat Pump ✓	\$0.00	\$50.00
23-164	08-May-23	HUGHES WILLIAM & LEWANNE	13 YORK LEDGE DRIVE	David Perry-Royal River Heat Pumps	1 Heat Pump ✓	\$0.00	\$50.00
23-165	08-May-23	ANDREWS SAMUEL & SHERAN	40 VAL HALLA ROAD	David Perry-Royal River Heat Pumps	1 Heat Pump ✓	\$0.00	\$50.00
23-166	08-May-23	BARBER DEBORAH DOCKENDORF	72 WYMAN WAY	David Perry-Royal River Heat Pumps	1 Heat pump ✓	\$0.00	\$50.00
23-168	08-May-23	TAYLOR LEONARD A III	11 PINWOOD DRIVE	Michael Dixon-Dixon Heating	1 Heat Pump ✓	\$0.00	\$50.00
23-190	15-May-23	DURFEE SHAUN	26 MYSTICAL WAY	Craig Beardsley - Riser Heat Pumps	1 Heat Pump ✓	\$0.00	\$50.00
23-199	22-May-23	IAZZETTI PAUL & COX KELLY	1 STORNOWAY ROAD	Shawn LaPlante-LaPlante Electric	1 Heat pump ✓	\$0.00	\$50.00
23-203	31-May-23	COLLINS RODD & CARA	27 BIRCH LANE	Charles Martz-Daves World	1 Heat pump ✓	\$0.00	\$50.00
23-204	31-May-23	MINER CAROL & MCKAGUE DOUGLAS & DENNISE	4 LOWER METHODIST ROAD	Charles Martz-Daves World	1 Heat pump ✓	\$0.00	\$50.00
23-167	08-May-23	PICKETT JEFFREY & ELIZABETH	30 SHADY RUN LANE	David Perry-Royal River Heat Pumps	2 Heat Pumps ✓✓	\$0.00	\$50.00
23-175	08-May-23	FOO DIANE LEE	8 CARRIAGE ROAD	Ron Huston - Northeast Heat Pumps	2 heat pumps ✓✓	\$0.00	\$100.00
23-173	08-May-23	STOREY MICHAEL J	224 MIDDLE ROAD	Todd Perreault	2 Heat pumps & new structure wiring ✓✓	\$0.00	\$193.00
23-169	08-May-23	HUTCHINSON SAMUEL & MELLO MARKLIN	14 LEDGE ROAD	James White-Mid Maine Generator	Generator	\$0.00	\$50.00
23-170	08-May-23	GIFFORD DAVID	135 BRUCE HILL ROAD	James White-Mid Maine Generator	Generator	\$0.00	\$50.00
23-193	15-May-23	LSH HOLDINGS	25 YORK LEDGE DRIVE	Mathew Flaherty-Casco Bay Generators	Generator	\$0.00	\$50.00
23-196	17-May-23	ANDREWS SAMUEL & SHERAN	40 VAL HALLA ROAD	David Tassinari ESM	Generator	\$0.00	\$50.00
23-198	22-May-23	STANHOPE PHILIP L	20 STANHOPE LANE	Shawn LaPlante-LaPlante Electric	Generator	\$0.00	\$50.00



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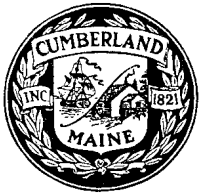
21 Solar Issued JAN - MAY 31ST
2023

Building Permits

Start Date: 1/1/2023

End Date: KW 5/31/2023

Date	Permit	Map/Lot	Owner	Location	Imprvmnt	Est Cost	Fee	
1/5/2023	23-01	R05/35E	STILES WILLIAM	45 ALDER WAY	Solar (10 K)	\$24,000.00	\$336.00	16 PANELS
1/24/2023	23-11	U03/26	OSGOOD R BAR	12 LONGMEAD	Solar 8.8 KW	\$35,695.00	\$499.73	22 PANELS
1/25/2023	23-12	R07/5B	JOHNSTON JANI	100 BRUCE HIL	Solar 15.39 KW	\$56,541.00	\$791.57	38 PANELS
1/26/2023	23-14	U11/22	SULHAM JASON	5 MEADOWVIE	Solar	\$44,610.00	\$832.72	40 PANELS
2/6/2023	23-20	R04/5U32	OCEANVIEW AT	89 LITTLE ACR	Solar 16 KW	\$17,281.00	\$241.93	14 PANELS
2/6/2023	23-21	R04/5U27	OCEANVIEW AT	84 LITTLE ACR	Solar 5.6 KW	\$17,281.00	\$241.93	14 PANELS
2/7/2023	23-24	U05A/42	FOO DIANE LEE	8 CARRIAGE R	Solar (4.44)	\$15,000.00	\$210.00	9 PANELS
2/16/2023	23-34	U13/40 0	LAY DAVID R	3 CRESTWOOD	Solar (6.10) KW	\$25,000.00	\$350.00	16 PANELS
3/8/2023	23-45	R07/70-4	BOWMAN, RICH	7 LIBERTY LAN	Solar (17.6) KW	\$36,279.00	\$507.91	27 PANELS
3/28/2023	23-55	R06A/9	OLIVIER ELIZAB	16 OAK RIDGE	Solar 10.12 KW	\$45,800.00	\$641.20	22 PANELS
3/28/2023	23-56	R01/2B	FERLAND ISABE	2 BIRCH LANE	Solar 5 KW	\$16,742.00	\$234.39	16 PANELS
3/29/2023	23-58	R04/35E	SMITHWICK CHR	61 MERE WIND	Solar 16.2 KW	\$55,728.00	\$780.15	40 PANELS
3/29/2023	23-59 0	R06/44	STOCKMAN REB	193 BRUCE HIL	Solar (4.8) KW	\$17,000.00	\$238.00	12 PANELS
4/10/2023	23-73	U13B/19	HANSEN THOMA	2 BALSAM DRIV	Solar 21.06 KW	\$79,308.15	\$1,110.32	52 PANELS
4/10/2023	23-74	U12A/8	AGREN MATS &	43 SUNNYFIEL	Solar 13 KW	\$30,000.00	\$420.00	40 PANELS
4/20/2023	23-87	R01/2A X	STEELE BRIANN	11 TOWN LAND	Solar (21.05)	\$63,000.00	\$882.00	42 PANELS
5/8/2023	23-95	R03/10D	MEDIOUNI MALE	74 WOODY CR	Solar 19.44	\$64,410.00	\$901.74	48 PANELS
5/9/2023	23-102	R08A/15	GEOFFROY MAR	60 VALLEY RO	Solar 4.05 KW	\$9,000.00	\$126.00	
5/11/2023	23-107	R03A/16	CROSSMAN BRE	7 MUIRFIELD R	Solar	\$44,000.00	\$616.00	28 PANELS
5/16/2023	23-110	R03B/13	GUILD EDWARD	63 ROCK RIDG	Solar 14.175	\$50,982.00	\$713.75	35 PANELS
5/25/2023	23-118	U11A/4	THE GALLANT F	26 MEADOW LA	Solar 9 KW	\$29,000.00	\$406.00	18 PANELS



TOWN LANDS AND CONSERVATION COMMISSION (Commission)

○ Commission (Mike)

- LCC email – The address has been set up (lcc@cumberlandmaine.com) and is ready to be released. Mike will be the moderator.
- RBouvier Consulting contract (Denny) – Bouvier a USM economics professor, entered into a four-month contract with Town to interview a sample of business to get lay of the land on properties used by businesses, their energy use and greenhouse gas emissions. See contract below:

Professional Services Contract

BETWEEN: The Town of Cumberland, Maine (the “Town”)

AND: rbouvier consulting, Portland ME (the “Contractor”)

This Professional Services Agreement ("AGREEMENT") is made as of the Effective Date specified at the end of this agreement by and between the Town and rbouvier consulting.

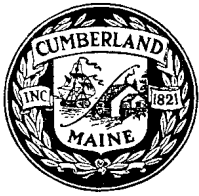
Scope of Work

We propose conducting a stratified random sample of the approximately 50 businesses in Cumberland. Such a sample will ensure not only that a representative sample of businesses is chosen for the survey, but that the composition of the final sample will represent the makeup of the business sector in Cumberland.

We will work with the Climate Action Plan Subcommittee (CAPS) to design survey questions. Based on our research and after speaking with the Sustainability Coordinator in Portland, Troy Moon, standard questions include property name, property address, business purpose, total gross floor area of property, year of construction, and 12 consecutive months of energy data (electricity, oil, natural gas, or other). Other questions may be asked depending on the type of business, such as whether the business has a fleet of vehicles or other practices that would affect their greenhouse gas emissions.

Once we develop the survey instrument with the CAPS, we will send out an initial letter (either by US Postal mail or email) on the Town of Cumberland letterhead explaining the purpose of the survey, the benefits of participation, and introducing rbouvier consulting. Surveys are much more likely to get a robust response if the survey comes from a trusted and known entity. The CAPS is strongly encouraged to consider offering an incentive to participate in the survey to promote participation. Following the initial contact, the survey will be administered electronically. After a certain date, rbouvier consulting will contact the businesses that have not completed the survey or where questions arise.

With approximately 50 businesses, a sample size of 30 businesses would result in a 90% confidence interval with a ten percent margin of error. If we assume a 20 percent non-response rate, then we should include approximately 36 businesses in our sample. The non-response rate could be reduced by following up with those businesses; however, as our budget does not allow for follow ups, we strongly urge CAPS to take on that task.



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After the responses come in, our next task will be to collate and clean the data. Some follow ups might be necessary for clarification and to resolve discrepancies; however, such follow ups will be kept to a minimum to avoid going over budget.

Finally, rbouvier consulting will provide CAPS with a brief report describing the results of the survey.

Deliverables

Deliverables will include:

- Bi-weekly progress reports;
- A brief report describing the results of the survey;
- A short presentation to CAPS on the results of the survey.

Time and Cost

The following table shows the estimated costs for the project, as well as the staff assigned to each task.

Task	Principal (\$145/hr)	Project Management and Administration (\$45/hr)	Research Assistant (\$35/hr)
Obtain and clean list of businesses and addresses in Cumberland	0	2	2
Design and refine stratified random sampling procedure	3	0	0
Work with CAPS to design survey questions	3	2	1
Obtain and analyze data from CMP and gas company	3	6	4
Create survey protocol and implement	4	2	2
Collect and clean data	2	4	6
Analyze data and resolve discrepancies	4	2	5
Write up of results	2	2	2
Team meetings	3	3	3
Labor subtotal (hours)	24	23	25
Labor subtotal (\$)	\$3,480	\$1,035	\$875
Grand Total (flat fee)	\$5,390		



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Assumptions, Terms and Conditions

The costs and time above assume the following:

1. The Town will respond to any questions or clarifications within two business days.
2. The Town will review and approve deliverables within five business days.
3. Denny Gallaudet will be the principal contact at the Town. If he will be unavailable for longer than two days during the project, he will provide rbouvier consulting with an alternate contact in case an urgent matter arises.
4. We may be able to obtain data from CMP and from Summit Natural Gas. If that is the case, we will augment our survey results with data from those utilities.
5. Should CAPS decide to send initial letters via US Postal Mail rather than email, all postage will be either paid for by the town of Cumberland or included in the consulting fee (not included in the table below).
6. Some businesses may not have access to their utility bills, especially if they are renting or leasing the building. Unfortunately, our budget does not allow for follow up in these situations.

Confidentiality

Only rbouvier consulting and its employees will have access to information furnished and obtained in connection with this project; they will maintain and protect the confidentiality of such information to the greatest extent possible; and they will share such information only in fulfillment of the duties in this Agreement.

Indemnification

Each party agrees to indemnify, defend, and hold harmless the other party from and against any loss, cost, or damage of any kind (including reasonable outside attorneys' fees) to the extent arising out of its breach of this Agreement, and/or its negligence or willful misconduct.

Method of Payment

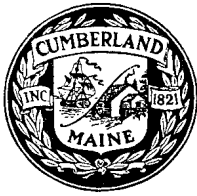
The Town will be billed at the end of each month, for four months, beginning on June 30, 2023. Full payment is expected upon receipt. If payment is not received within 30 days, rbouvier consulting reserves the right to charge a 1.5% interest fee per month until payment is made in full.

Changes in Work

Only the tasks set out in this contract are covered. Should additional tasks or modifications arise, a separate contract will be drafted. rbouvier consulting may decline, or charge additionally for, work that is reasonably determined to be beyond the Scope of Work.

Termination of Agreement

Unless otherwise agreed to, either party may terminate this Agreement at any time by giving the other party written notice of termination. If this Agreement is terminated by the Town, the Town shall pay rbouvier consulting for all work performed and for all expenses incurred prior to the effective date of



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termination. The Town shall also pay a termination fee equal to 25% of the total amount contracted for the professional service.

Signed this 31 day of May, 2023

Chris Bolduc, Assistant Town Manager

and

Rachel Bouvier, Principal, rbouvier consulting

-
- Community Orchard – draft charter for subcommittee (Jesse).
 - John suggested to make more inclusive – have an umbrella that the community orchard is just a part of. Name such as farming or food independence.
 - Denny suggested start slowly make umbrella bigger later.
 - Denny moved to adapt charter; Riva seconded; no discussion. All in favor, motion carries.
 - See charter below:
-

CHARTER

Community Orchard Subcommittee

Lands and Conservation Commission Cumberland, Maine

June 7, 2023

WHEREAS, the citizens of Cumberland expressed an interest in local food production and greater food independence in a citizen survey conducted by the Climate Action Planning Subcommittee (now Sustainability Subcommittee),

WHEREAS, the Town of Cumberland (the “Town”) has expressed support for greater local food production in the community, as well as sustainable/resilient landscaping as part of the Climate Action Plan adopted by the Town Council,

WHEREAS, the Lands and Conservation Commission (the “CLCC”) appreciates the Town’s authorization to use its land for a community resource and educational space,

NOW THEREFORE BE IT RESOLVED, that the CLCC establish a Community Orchard Subcommittee to engage with local stakeholders and develop a community orchard for the benefit of all residents,

BE IT FURTHER RESOLVED, that the Community Orchard Subcommittee consist of at least five (5) members appointed by the CLCC with the initial member being Jesse Lamarre-Vincent,



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BE IT FURTHER RESOLVED, that the Community Orchard Subcommittee develop a site plan for initial orchard planting on town owned land immediately adjacent to the brush dump/composting facility at the end of Stiles Way,

BE IT FURTHER RESOLVED, that the Community Orchard Subcommittee develop stakeholder groups of residents, business owners, school officials and other interested parties to provide input into the design, maintenance, and ongoing growth/management of the community orchard. As part of the process, the Community Orchard Subcommittee will consider the benefits of an ongoing series of stakeholder meetings through the planning process,

BE IT FURTHER RESOLVED, that the education of the citizens of Cumberland is a critical component of the creating sustainable and resilient landscapes in the face of a changing and more varied climate. As such, the Orchard Subcommittee will consider ongoing opportunities for educational classes, seminars, workdays, and other opportunities as an integrated part of the orchard management.

-
- 2024 Workplan finalization (Mike) – (See below)
 - Need to add workplan for community orchard.
 - Mike asked subcommittee chairs to make workplans to fit budget. There is some carryover from 2023.
 - June 19th finance meeting.
 - Some of the money for the orchard is coming from money allocated to food independence and some grant money.
-

REVISED DRAFT Lands and Conservation Commission FY 2024 Work Plans

Commission Work Plan

- Support the Subcommittees in accomplishing their workplans for the year.
- Continue developing the protocols for a community orchard and food independence including community gardens.
- Apply for “Tree City” status.
- Continue developing strategies for addressing invasives on Town properties, complementing the Forestry efforts.
- Maintain butterfly garden, peony garden and pollinator garden at Val Halla.
- Look for alternative funding sources at the federal and state levels.
- Consider investigating the possibility of retaining professional grant writing services

For reference, we did request \$17,900 for the budget to cover the Commission's activities:

- 5,000 for Invasives



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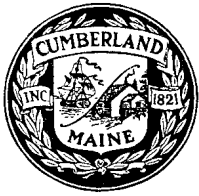
- 10,000 for contracted services with GPCOG
- 250 for recent sightings display at the Town Forest
- 2,000 for Food Independence
- 650 for signage

Under the Invasives agenda item, we conducted the IMapInvasives training on May 6. About a dozen people participated in the training and, going forward, we have the powerpoint presentation available for others should there be an interest. An ad hoc group will continue to cut the invasives by the parking lot at Prince Memorial Library

Also, as we briefly discussed at the last meeting, we need to address how we want to manage the community orchard. Also, the question of community gardens is still pending.

Forestry Subcommittee Work Plan

- Twin Brook Harvest
 - Work with Town Forester to ensure proper harvest practices are employed and align with any agreement reached with the Town Council and Jeff Storey
- Management Plan(s)
 - Complete new management plan for Twin Brook that is consistent with the Guiding Principles (July 2023)
 - Apply for Project Canopy grant to subsidize new management plan for Twin Brook
 - Grant application in progress and due March
- Invasives
 - Complete invasives management plans for Town Forest, Rines Forest and for Twin Brook
 - Apply for grant funding to execute invasives management plans for Town Forest, Rines Forest and for Twin Brook
 - Continue treatment of invasives at Rines Forest, Town Forest and Twin Brook (Year-round)
 - Partner with Town to use their certified employees to spray
 - Organize resident "invasive days"
 - Hire outside help as needed/budgeted per grant(s) received
- Grasslands
 - Initiate grassland ecosystems management (Q2 2023)
 - Work with Sustainability subcommittee to coordinate potential agricultural use
- Signage
 - Create temporary and permanent educational signage for upcoming projects (Year-round)
 - Erosion control
 - Invasives management
 - Forest wildlife education
 - Any harvest work
- Admin
 - Rewrite Forestry Subcommittee Website section and add links to completed, approved management plans
 - Get historical Forestry data archived with the library
- Education
- Miscellaneous
 - Develop strategy for controlling erosion on woods road/snowmobile trail at end of Greely Road Extension



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- Work with Town Manager to confirm strategy and timing of necessary remediation
- Explore other possible educational opportunities

Trails Subcommittee

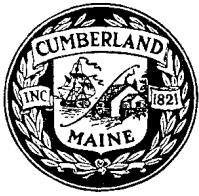
Trails Subcommittee

The Recreational Trails Subcommittee will continue to monitor trail conditions on the Town-own trails during FY24 and address any problems as they arise. In addition to normal maintenance issues, the Trails Subcommittee plans the following for FY24.

- Rines Forest - The Red Trail in the Godsoe portion of Rines Forest crosses a rather wet area. We expect that over 300 feet of walkways will be needed to make the trail sustainable. In FY24, we expect to begin efforts to improve this section of trail. In addition, we expect and build a couple small walkways in the main section of Rines Forest.
- Knight's Pond - At this time, we have no plans for Knight's Pond for FY24. However, we will assist North Yarmouth on any improvements to The North Yarmouth side of the preserve.
- Greely Woods - During FY24, we expect to construct 2 walkways totally about 50 feet over wet spots on the Red Trail. In addition, we will continue to harden sections of the Blue, Green, Orange and Red trails.
- Homestead Lane - During FY24, we will be evaluating the possibility of establishing a walking trail through the property. Currently, the property is rather overgrown with invasives and has several small streams and wet areas. Any future trails around the property would likely require us to build walkways and bridges.
- Twin Brook - The signs currently at the trail entrances at Twin Brook are very confusing due to their orientation. We plan to create new signage for these entrances.
- Sunnyfield Lane and Blanchard Road Ext. properties - During FY24, we plan to look at trail possibilities in these properties. For the Sunnyfield Lane property, preliminary plans are to connect to trails on the Read property (CCLT easement) which would in turn connect to the Blue Trail in Rines Forest. For the Blanchard Road Ext. area, the goal would be to establish trails that would connect Town-owned properties, easements and open space to create a trail system in that area.
- Possible easements - During FY 24, we will continue to pursue trail easements across private properties to enhance the trail connectivity in the town.

Sustainability Subcommittee

1. Enhance SSC communications to citizens by developing handouts, posters and upgrade the site on the Town webpage.
2. If feasibility study so indicates, implement a VRF retrofit at the Library, Town Office and Fire Station as the capital budget permits
3. Roll out sustainable landscaping education and demonstration program

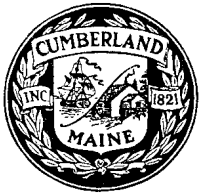


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4. Pilot a program for selling low cost, forest carbon offsets to residents to cover travel, etc emissions
5. Design and implement food waste disposal program for residents
6. Monitor and support MSAD 51 PV solar project
7. Complete FY23 GHG emission inventory for Cumberland

Community Orchard – to be developed

- Landfill solar project (Bill L) – annual production net cost/savings to Town. Report below issued subsequent to meeting:



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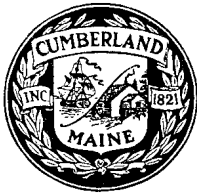
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Town of Cumberland

Annual Operations Report
6/1/2022 - 6/1/2023



AN EMPLOYEE-OWNED SOLAR COMPANY • BASED IN ME, MA & NH



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June 1, 2023

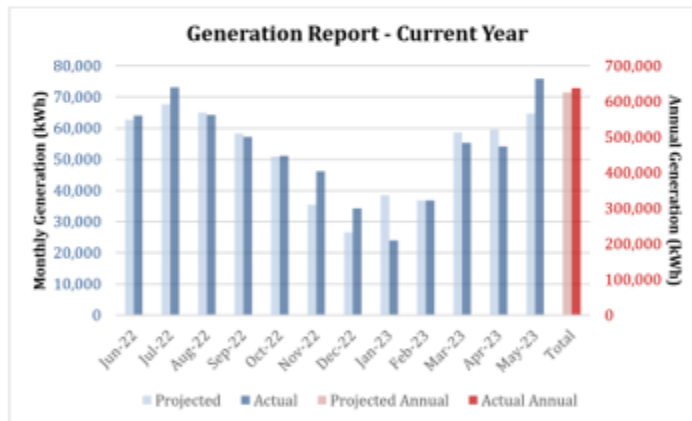
Overview

This report summarizes the operations of your solar photovoltaic project over the current service year: 6/1/2022 - 6/1/2023. The project has a nameplate capacity of 461.80 kW dc, and is located at 24 Downe Road, Cumberland, ME. The generation equipment consists of (1248) Vikram 370W modules and (6) CPS 60KTL inverter(s).

Current Year

Energy Production

The system generated 636,552 kilowatt-hours of zero-emission solar power over the course of this service year. This represents 101.9% of the 624,983 projected kilowatt-hours. The projection was generated using the project's Helioscope performance model that takes into account regional solar irradiation, historical local weather, and system specifications, and assumes 0.5% annual production degradation.



kwh	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Total
Projected	62,715	67,655	65,097	58,332	50,896	35,466	26,600	38,514	36,825	58,705	59,558	64,681	624,983
Actual	64,051	73,154	64,255	57,245	51,159	46,221	34,319	23,978	36,846	55,310	54,123	75,890	636,552

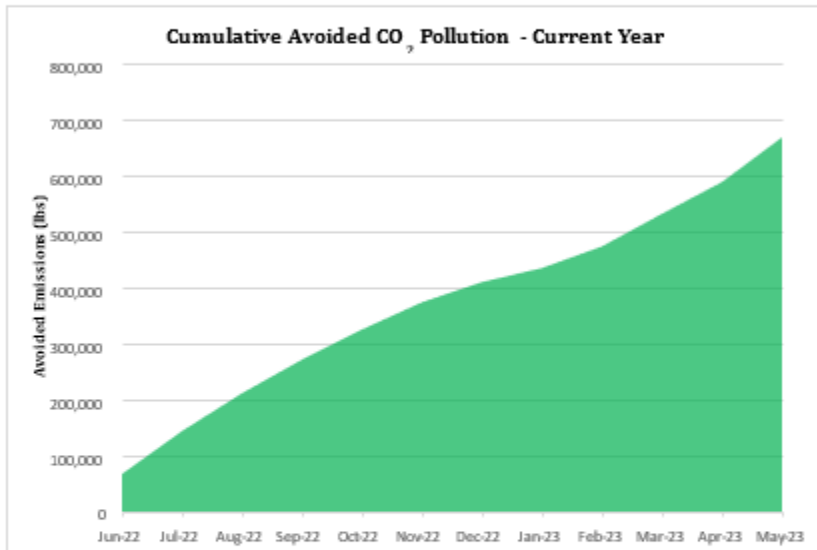


TOWN LANDS AND CONSERVATION COMMISSION (Commission)



Environmental Benefits

The electricity generated by the project during this service year prevented the pollution of 670,289 pounds of CO₂ into Earth's atmosphere.¹ Your use of distributed solar generation offset the use of fossil-fuel generated grid "brown power" and provided ancillary benefits to the local power grid.



¹ Revision Energy utilizes the ISO-NE on-peak CO₂ emissions factor to calculate the environmental benefit of solar in New England. Because solar production is coincident with on-peak periods when the grid is stressed, distributed solar generation provides significant environmental and grid benefits and services. ISO-NE emissions reports can be found at <https://www.iso-ne.com/systemplanning/system-plans-studies/emissions>



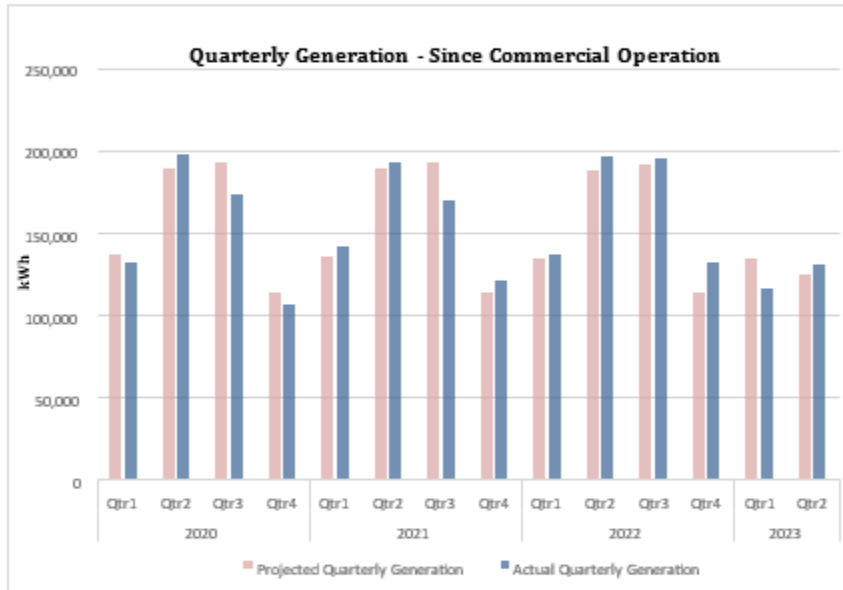
TOWN LANDS AND CONSERVATION COMMISSION (Commission)



Since Commercial Operation

Energy Production

The system has generated 2,136,730 kilowatt-hours of zero-emission solar power since being placed into commercial operation. This represents 99.5% of the 2,146,581 projected kilowatt-hours.





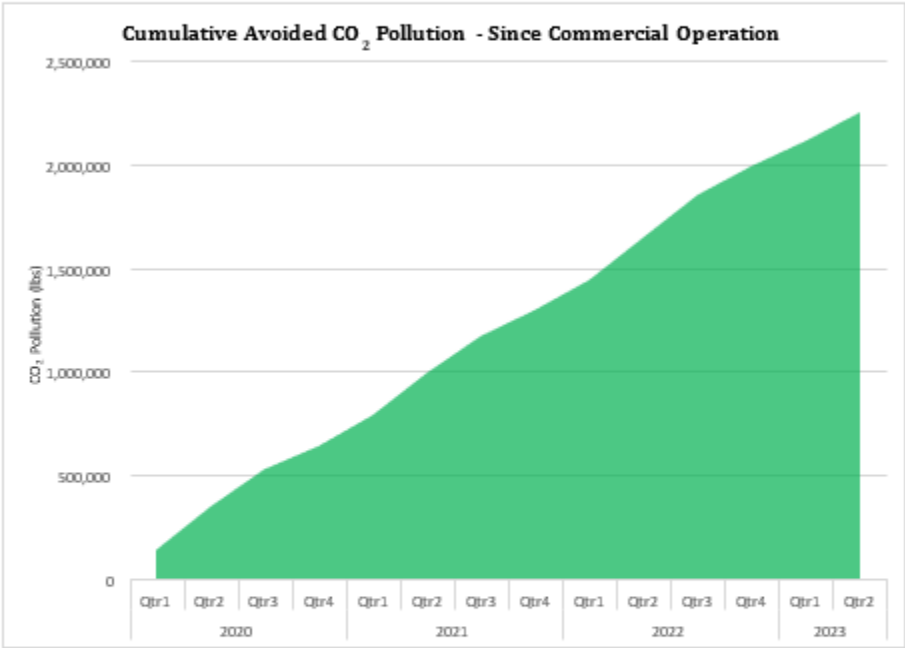
TOWN LANDS AND CONSERVATION COMMISSION

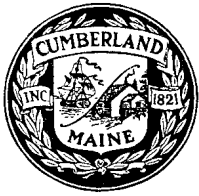
(Commission)



Environmental Benefits

The electricity generated by the project since being placed into commercial operation prevented the pollution of 2,249,976 pounds of CO₂ into Earth's atmosphere.





TOWN LANDS AND CONSERVATION COMMISSION

(Commission)



Service Report

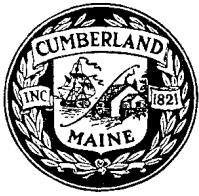
An annual performance and safety inspection will be performed later this summer.

This inspection will review the following aspects of the solar array:

- Module Soiling
 - Shading/Obstruction Potential
 - Structural Attachment
 - Weather Sealing
 - Corrosion
 - Interconnect Wiring
 - Junction/Combiner Boxes
 - Inverters and Disconnects
 - Controls
-
- Wiring/Conduit
 - Terminations and Connections
 - Grounding
 - Connection Point
 - Metering
 - Code Compliance
 - Safety Compliance
 - Use of Labels and Markups

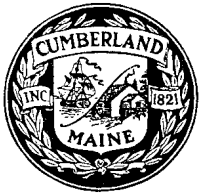
AN EMPLOYEE-OWNED SOLAR COMPANY • BASED IN ME, MA & NH

- LCC Website (John) – John, Linda, and Meddy met to discuss possible changes to the structure and information listed on the LCC and subcommittees’ webpages.
 - There are three categories/levels of webpages on the Town’s website. The main LCC page (“Department”) is at the highest level and has more flexibility in terms of sidebars than the lower levels. All the subcommittee webpages are currently at the second level and inherit their sidebar from the LCC main (level 1) page. No other sidebars are available for the second level webpages. The third level contains documents, typically PDFs.
 - The initial plan is to have the following sidebar links on the LCC level 1 menu:
 - LCC Ordinance



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- Subcommittee (Forestry, Sustainability, Trails separate links)
 - Conservation Resources
 - LCC Document Archive
 - Management Plans
 - Parks, Trails and Facilities
 - Additional items (i.e., Community Orchard) will be added as needed.
 - The Sustainability Subcommittee plans to consider whether to upgrade their subcommittee page to the top (Department) level.
 - John continues to work with Whitney to get proposed changes to the LCC and Park webpages implemented online.
 - The Sustainability Subcommittee change URL. Need to make sure all documentation has corrected URL address.
 - When tap on email hyperlink, this should popup a form.
 - Use space in sidebar for news and announcements, ideas how to get involved
 - Can the main picture be changed?
 - All requests should go through John
- Trails Subcommittee (John)
- Knight's Pond – Brian Stearns led an effort to build a 156 ft walkway on the Blue Trail near the ridge in Knight's Pond Preserve. Shaun Breton helped bring the materials to the site with the use of the Moonlite Snow-Skimmers' ATV and trailer. Construction of the walkway was completed during the five-day period leading up to Memorial Day. Community feedback has been positive. Both the Greater Portland chapter of the New England Mountain Bike Association and the Runaways Run Club/Trail Runners Alliance made substantial monetary contributions toward the walkway with the Towns of Cumberland and North Yarmouth splitting the cost. In addition to the Trails Subcommittee, the Chebeague and Cumberland Land Trust, North Yarmouth, and local volunteers providing assistance.



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- The Trails Subcommittee also continued efforts to harden wet and mucky trails in Rines Forest and Greely Woods. During the last month, about six yards of gravel was spread over the Blue Trail and Red Trail in Greely Woods and two yards of gravel spread on the White Trail in Rines Forest.
- Bill Shane, Chris Bolduc, John Jensenius, Steve Fitzgerald and an engineer from Sevee and Maher walked the trails on the Godsoe section of Rines Forest to look at what can be done to improve the trails. The first step will be to get a survey done to delineate sections of the trails that pass-through wetland areas.
- John continues to work with the contractor to fix a couple of problems with trail tracking algorithms.



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- Forestry Subcommittee (Gordon) – no update; Gordon not present
- Sustainability Subcommittee (Denny)
 - Grassland Management – Denny mentioned that hay may be more beneficial for agriculture uses when cut early as opposed to later to allow for nesting birds.
 - Meddy Smith – sustainability coordinator for Yarmouth and Freeport and is a member of our Sustainability Subcommittee. Meddy has set up meetings with HOAs to discuss sustainable landscaping. Using grant money. Open up communication. Experts will speak at meetings.
 - Sustainability Subcommittee received a grant to retrofit the library to improve heating system. But library heats with natural gas so is not eligible. Looking at either Val Halla which heats with propane or use money at the West Cumberland Fire station for solar panels. Using it at the fire station has a lot of appeal since could also add some EV outlets, add heat pumps and weatherize. Also look at putting heat pumps at library and weatherizing – do before solar panels at fire station.
- Invasives Subcommittee (Mike)
 - Ad hoc group had a work session cutting out invasives at library. The group plus other residents and some North Yarmouth residents participated in an iMapInvasive training session.
 - Another cut will be done at the library Thursday 15th 6pm.
- Farmland – Town Orchard/Food Independence – no update
- New Business/coming attractions (Mike)
 - Future for composting – no update
 - Tree City designation – no update
 - Twin Brook Management Plan – just completed, needs to be signed of on by Forestry subcommittee. Will come before LCC next meeting in July.
 - New Member documentation – no update
 - MSAD 51 Solar - Revision Energy 2 MW solar project on its way. New grant in August. Denny will work with Scott Poulin, Director of Operations for MSAD51 to apply for three new EV busses and charging station.

Next meeting – July 5, 7 PM.